



**CITY OF MANCHESTER  
ZONING BOARD ADJUSTMENT  
ONE CITY HALL PLAZA  
MANCHESTER, NH 03101**

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April 2, 2004

**ZBA Decisions from the April 1, 2004 Public Hearing and Business Meeting**

**PUBLIC HEARING**

1. Case #45-ZO-04 – Arthur O. Phaneuf (Owner) proposes to construct a new chapel addition, a new entrance addition and an automobile canopy to existing funeral home and seeks a **special exception** from Section 5.10 (H-6) (7) Funeral Parlors and Crematories of the Z.O., as per plans submitted February 17, 2004 at Phaneuf & Letendre Funeral Home, **243 Hanover St. - Granted**
2. Case #46-ZO-04 – Philip Bradley (Agent) proposes to provide a child care/pre-school facility and seeks a **special exception** from Section 5.10 (J) (6) Commercial Child Day Care Facility and a **variance** from Section 10.09 (B) parking setbacks and 10.07 (G) Internal landscaping of parking area of the Z.O., as per plans submitted February 13, 2004 at **121 Bay St. - Denied**
3. Case #47-ZO-04 – Keith Normand (Owner) proposes to build a 2-story addition for added living space and an attached 1-stall garage and seeks a **variance** from Section 6.07 side yard setbacks (2 counts) of the Z.O., as per plans submitted February 17, 2004 at **141 Patterson St. – Granted**
4. Case #48-ZO-04 – **353 Webster St. - Postponed until the May 6 , 2004 Public Hearing.**
5. Case #49-ZO-04 – Andrew Kieffer (Owner) proposes to create a lot line adjustment, consolidating a portion of Tax Map 24/Lot 20 (8 Oak St.) with Map 24/Lot 27 (238 Pearl St.) in order to provide additional parking area and seeks a **variance** from 6.07 lot coverage, 10.07 (D) parking maneuvering, 10.07 (G) landscaping at 238 Pearl St. and 6.07 lot area at 8 Oak St. of the Z.O., as per plans submitted February 11, 2004 at **238 Pearl St./8 Oak St. Granted**

6. Case #50-ZO-04 – James Bennett (Owner) proposes to subdivide lot into three parcels; at Lot #1, create a buildable lot; at Lot #2, maintain single family home and “Parcel A” to be consolidated with tax map 472/Lot 17 and seeks a **variance** from Section 6.07 lot front and lot width for both lots 1 & 2 of the Z.O., as per plans submitted February 20, 2004 at **261 Lovering St. - Denied**
7. Case #51-ZO-04 – Paul Lalos (Owner) proposes to subdivide lot into two parcels; on Lot #12, maintain a 2-family dwelling and at lot 12A, create a buildable lot and seeks a **variance** from Section 6.07 side yard setback, 10.09 (B) parking setbacks and 10.06 (A) parking layout for lot 12 of the Z.O., as per plans submitted February 19, 2004 at **85 Batchelder Ave. - Granted**
8. Case #52-ZO-04 – Martin Pratte (Agent) proposes to build a dock/platform and ramp; also build a trailer loading dock and seeks **variance** from Section 6.07 rear yard setback and 10.06 (C) loading, maneuvering of the Z.O., as per plans submitted February 23, 2004 at **420-450 Second St. - Granted**
9. Case #53-ZO-04 – Don Reed (Agent) proposes to increase size of sign (30’-1” high, 201 sq. ft.) and seeks a **variance** from Section 9.09 (D) signs height & area of the Z.O., all as per plans submitted February 27, 2004 at **2280 Brown Ave. - Granted w/stipulation**
10. Case #54-ZO-04- – **739 Page St. - Subsequent Application**
11. Case #55-ZO-04 – Albert A. Cote (Owner) proposes to create two parking spaces, build a front and side deck and maintain shed and seeks a **variance** from Section 6.07 front yard setback, 10.09 (B) parking setbacks, 10.08 (B) driveway location and 8.24 (A) (3) accessory structure of the Z.O., as per plans submitted March 3, 2004 at **233 Lafayette St. - Granted**
12. Case #56-ZO-04 – Nurudin Sehic (Owner) proposes to build a 2<sup>nd</sup>. floor addition for added living space and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted March 1, 2004 at **119 Weston Rd. - Granted**
13. Case #57-ZO-04 – Richard Danaïs (Agent) proposes to build a 179, 600 sq. ft., 1-story building and seeks a **variance** from Section 10.07 (I) (3) loading area, 10.08 (C) driveway width and 3.03 Primary Façade and lot line, front of the Z.O., as per plans submitted February 26, 2004 at **1070 Holt Ave. - Granted**
14. Case #58-ZO-04 – David Manseau (Owner) proposes to build a 24’ x 24’, 1-story addition for expanded kitchen and a one-stall garage and seeks a **variance** from Section 6.07 side yard setback of the Z.O., as per plans submitted March 4, 2004 at **194 Cranwell Dr. - Granted**
15. Case #59-ZO-04 – Emilian Ilie (Owner) proposes to build a 12’ x 22’ porch in rear yard and sees a **variance** from Sections 6.07 side yard of the Z.O., as per plans submitted March 9, 2004 at **301 Exchange Ave. - Granted**

16. Case #60-ZO-04 – Joseph Wichert (Agent) proposes to maintain an existing bulkhead, which encroaches into the side yard and a **variance** from Section 6.07 side yard setback for Lot 7 of the Z O., as per plans submitted March 11, 2004 at **181 Old Wellington Rd. Granted**
17. Case #61-ZO-04 – Roger Dignard (Agent) proposes to erect signs (total of three free-standing signs and four building signs) and seeks a **variance** from Sections 9.09 (A) (1) 3<sup>rd</sup> free-standing sign, 9.09 (A) (2) more than 3 building signs, 9.09 (D) area, 1 count is for building sign, 2 counts are for 2 of the 3 free-standing sign and height (2 counts) for a total of seven counts of the Z.O., as per plans submitted March 12, 2003 and March 17, 2004 at CMC, **100 McGregor St. - Granted**
18. Case #62-ZO-04 – Joseph Wichert (Agent) proposes to maintain lot B as a non-conforming lot otherwise subject to consolidation with adjacent parcel, also maintain existing detached garage on Lot 1 with a one foot setback and seeks a **variance** from Sections 8.24 (A) (3) accessory structure for Lot A and 6.07 lot area and frontage, 6.02 lot width for Lot B, as per plans submitted March 10, 2004 and March 17, 2004 at **611 Central St. - Denied**
19. Case #63-ZO-04 – Attorney Matthew Lapointe (Agent) proposes to demolish existing market, consolidate adjacent lots and build a 1 ½-story convenience store w/gasoline sales and a drive-through food service and seeks a **special exception** from Section 5.10 (G) (6) Drive through food service and a **variance** from Sections 6.07 buildable area and lot coverage, 10.09 (A) parking setbacks, 10.06 (A) parking layout and 8.22 (D) retaining walls of the Z. O., as per plans submitted January 8, 2004 at **425-431 Lake Ave. Granted with stipulations**
20. Case #64-ZO-04 – Attorney Nicholas Lazos (Agent) proposes to remove existing sign and replace it with an 8' x 14' multi-tenant directional sign and seeks a **variance** from Section 9.08 (A) (2) Signs, size and 9.08 (C) Signs, height of the Z.O., as per plans submitted March 10, 2004 and March 19, 2004 at **25 Hackett Hill Rd. - Granted**
21. Case #65-ZO-04 – Attorney Nicholas Lazos (Agent) proposes to remove existing signs and replace them with one 8' x 14' multi-tenant directional sign and seeks a **variance** from Section 9.08 (A) (2) Signs, size and 9.08 (C) Signs, height of the Z.O., as per plans submitted March 10, 2004 and March 19, 2004 at **Village Circle Way. - Granted**
22. Case #66-ZO-04 – **1937 Elm St.** – Subsequent Application

### **BUSINESS MEETING**

Tabled from the March 4, 2004 Public Hearing:

Case #24-ZO-04 – **227 Stark Lane** (Consolidate lots 3,4, 5 & 6 and subdivide parcel into two lots. At lot Tpk 7/4, maintain a single family home and at lot Tpk 7/4A, create a buildable lot on an unaccepted way) **Granted**

Subsequent Applications:

Case #54-ZO-04 – **739 Page St.** (subdivide existing parcel into two lots; at lot #1, create a buildable lot for new single family dwelling and at Lot 32, maintain existing 3-family dwelling) **Granted**

Case #66-ZO-04 – **1937 Elm St.** (build a 2<sup>nd</sup> story addition for accessory dwelling unit; also build a 2<sup>nd</sup> story porch with storage below) **Granted**

Steven J. Freeman, Chairman

Per RSA 677:2, all Motion for Rehearings must be received in the ZBA office within 30 days of any decision by the Board.